



Ocala Planning & Zoning Commission Agenda - Final Monday, August 10, 2026

Meeting Information

Location

City Hall
City Council Chambers
(2nd Floor)
110 SE Watula Avenue
Ocala, FL 34471

Time

5:30 PM

Board Members

Tucker Branson
Elgin Carelock
Tamboura Jenkins, Vice Chairman
Kevin Lopez, Chairman
Daniel London
Justin MacDonald
Thaddius Neasman
Allison Campbell (non-voting), School
Board Representative

Staff

Jeff Shrum, AICP
Director
Growth Management Department

Aubrey Hale
Planning Director
Growth Management Department

Endira Madraveren
Chief Planning Official
Staff Liaison

Gabriela Solano
Committee Secretary

WELCOME!

We are very glad you have joined us for today's meeting. The Planning and Zoning Commission (P & Z) comprises citizen members who voluntarily and without compensation devote their time and expertise to a variety of zoning and land development issues in the community. For many types of cases, the P& Z acts in an advisory capacity to the Ocala City Council with its recommendations subject to final action by Council.

GENERAL RULES OF ORDER

The P & Z is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the P & Z Recording Secretary at (352) 629-8404 at least 48 hours in advance of the meeting.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

This meeting and past meetings may be viewed by selecting it <https://www.ocalafl.gov/meetings>.

1. Call to Order
 - a. Pledge of Allegiance
 - b. Roll Call for Determination of a Quorum
 - c. Agenda Notes:

Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m.

2. Proof of Publication

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Gazette on July 24, 2026.

- a. [P&Z Ad Proof](#)

Attachments: [P&Z Ad 08102026 PROOF](#)

3. Approval of Minutes

- a. [July 13, 2026 Final Meeting Minutes](#)

Attachments: [July 13, 2026 Final Meeting Minutes](#)

Subdivisions

- a. [Kinward at Heathbrook Conceptual Subdivision \(SUB26-0009\)](#)

Presentation By: Karen Cupp

Attachments: [City Engineer Approval.pdf](#)
[Aerial Map.pdf](#)
[Case Map.pdf](#)
[Conceptual Plan.pdf](#)
[Survey.pdf](#)
[Approved PD Plan.pdf](#)
[Approved PD Standards.pdf](#)

4. Code Amendment

[Ordinance 2026-27 to amend Chapter 106, Section 105 - Housing Incentive Fund revising criteria pertaining to affordable housing loan programs including length of terms, applicability, administrative process, and interest rates](#)

Attachments: [Affordable 106.105 - redline - 08-18-2026](#)

5. Rezoning

- a. [Ordinance 2026-XX to rezone approximately 4.26 acres for property located at 325 SE 24th Street \(Parcel 30576-000-00\) from PUD-RO, Office Planned Unit Development, to PD, Planned Development \(Case PD26-0002\) \(Quasi-Judicial\).](#)

Presentation By: Breah Miller

Attachments: [PD26-0002 Staff Report](#)
[PD26-0002 Case Map](#)
[PD26-0002 Aerial Map](#)
[PD26-0002 PD Plan](#)
[PD26-0002 PD Standards Book](#)
[Letter of Objection](#)
[Letter of Objection 2](#)

- b. [Resolution 2026-XX for a Planned Development \(PD\) Plan and Standards Book \(New Ocala MOB LLC PD\) for property located at 325 SE 24th Street \(Parcel 30576-000-00\), approximately 4.26 acres \(Case PD26-0002\) \(Quasi-Judicial\).](#)

Presentation By: Breah Miller

Attachments: [PD26-0002 Staff Report](#)
[PD26-0002 Case Map](#)
[PD26-0002 Aerial Map](#)
[Exhibit A PD Plan](#)
[Exhibit B PD Standards Book](#)
[Letter of Objection](#)
[Letter of Objection 2](#)

6. Public Comments
7. Staff Comments
8. Board Comments
9. Next meeting: September 14, 2026
10. Adjournment